



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 4, 2013

REQUESTS:

- City Council Bill #13-0205 Planned Unit Development – Amendment 2 – Chesapeake Paperboard

RECOMMENDATIONS:

- Approval.

STAFF: Anthony Cataldo

OWNER: Chesapeake Paperboard Centre LLC

PETITIONER: Same

SITE/ GENERAL AREA

General Area: The properties known as 1500 Woodall Street, 1605 Key Highway, and 1801 Key Highway are principle properties that comprise the site. The site is located in the Locust Point neighborhood on the South Baltimore Peninsula. Locust Point is a waterfront community bounded by Lawrence Street on the west to Fort McHenry on the east. The harbor borders the entire peninsula. The peninsula consists of attached residential buildings (R-8) surrounded by railroad tracks and large industrial areas along the water.

Site Conditions: The site is located at the end of Woodall Street and borders Key highway to the west and CSX railroad right-of-way to the south. The site is 11.01 acres in size and is part of the Chesapeake Paperboard PUD. It was previously occupied by the Chesapeake Paperboard factory. The factory has been demolished, and site work has begun including the retaining wall along Key Highway, entrance into the site off Key Highway, and one of the parking structures.

HISTORY

- On June 10th, 2004 the Planning Commission approved the Locust Point Master Plan
- On May 4th, 2006 the Planning Commission amended the Locust Point Master Plan to allow for mixed use development on the Chesapeake Paperboard Property.
- On December 7th, 2006 the Planning Commission approved the Final Subdivision and Preliminary Development Plan for 1500 Woodall Street – Chesapeake Paperboard Mixed-Use Center
- Ordinance #07-0428: Established the Chesapeake Paperboard Planned Unit

Development

- On September 20th, 2007 the Planning Commission approved the Final Design for the Key Highway Parking Garage and Landscape Plan.
- On October 18th, 2007 the Planning Commission approved the Final Design for the Residential & Office, Office & Retail, and Second Parking Structure
- On February 21st, 2008 the Planning Commission approved the Final Design for the Signage, Office & Retail, and Street Closing for Woodall Street
- On March 6th, 2008 the Planning Commission approved the Final Design for the major Grocery Store.
- On April 16th, 2009 the Planning Commission approved Amendment #1 to the Chesapeake Paperboard PUD which permitted an additional level of office space on the office building as well as additional retail along the ground level. At that same meeting, the Commission approved the Revised Final Design Approval and the Final Subdivision and Development Plan.

CONFORMITY TO PLANS

These actions conform to Locust Point Master Plan and the Comprehensive Plan's Live Section, Goal #1: Build Human and Social Capital by Strengthening Neighborhoods; Goal #2: Elevate the Design and Quality of the City's Built Environment; Objective 2: Promote Unique Retail Venues as Shopping Destinations.

ANALYSIS

In general, the approved Chesapeake Paperboard PUD allowed for a mixed use development that comprises 116,000 SF of retail, 57,000 SF of office and 250 residential dwelling units, with 920 parking spaces. The applicant is seeking an amendment to the PUD to reflect the current desire to lease a vacant retail location to a tavern operator.

"Taverns" are currently prohibited within the PUD. A legislative amendment is needed in order to remove "Taverns" from the prohibited uses list and add it to those that are specifically permitted within the PUD. The applicant is seeking to limit the number of taverns within the PUD to one (1) and has also included the specific language from the Zoning Code which describes taverns as devoted primarily to serving alcoholic beverages to the public for on-premises consumption. As well, taverns may or may not serve food. There are no other proposed changes to the PUD with this amendment.

The following organizations have been notified of these actions: Baltimore Development Corporation, Federal Hill South Neighborhood Association, Riverside Neighborhood Association, and the Locust Point Civic Association.

Thomas J. Stosur
Director